

**FOR SALE OR LEASE**

WESTPARK ON S DAIRY ASHFORD

±5,600 SF Shell Space

3751 S Dairy Ashford Rd, Houston, TX 77082

A vacant shell space in an attractive brick and stone center, ready for you to build out to your exact needs.

AVAILABLE	PROPERTY TYPE	PARKING	PRICE
±5,600 SF	Retail, Class B	±50 Shared	Call for Pricing

FOR MORE INFORMATION, CONTACT

**Edith Johnston**

REALTOR® · Keller Williams Memorial

832.228.0636

edithjohnstontx@gmail.com

Blanca Garza

Co-Broker · [Brokerage Name]

713.205.7286

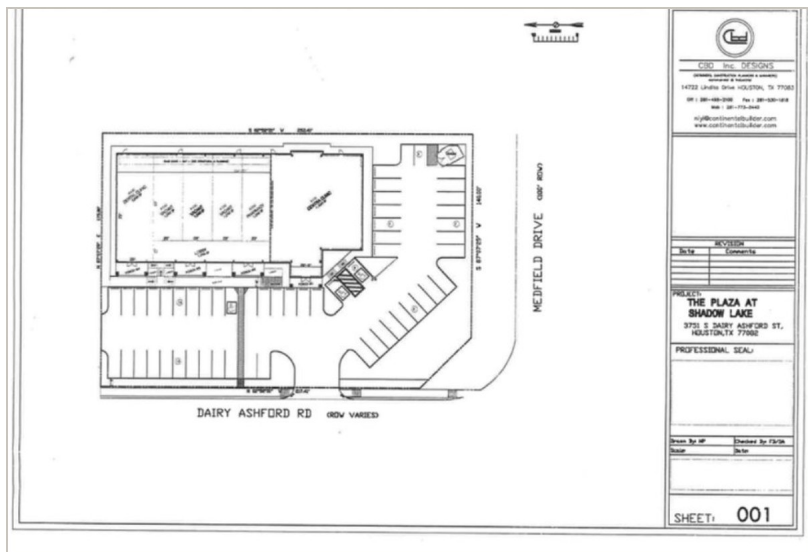
blancarugarza@gmail.com

PROPERTY HIGHLIGHTS

- ±5,600 SF vacant shell space, for sale or lease
- Ready for a custom build out to your specifications
- Pylon signage with strong visibility on S Dairy Ashford Rd
- ±50 shared parking spaces
- Quick access to the Westpark Tollway
- Utilities accessible for efficient improvements
- Dense residential area in a growing corridor

IDEAL USES

- Medical or wellness office
- Commercial kitchen or food service
- Church or worship facility
- Private school or daycare
- Fitness center or studio
- Professional office or training center
- Technology user



SITE PLAN



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. Population	14,500	98,000	265,000
Avg. Household Income	\$92,000	\$101,000	\$106,000
Total Housing Units	5,800	36,500	95,000

Source: CoStar, 2025

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